

GRANTEE'S MAILING ADDRESS: P. O. Box 106 - Station B  
STATE OF SOUTH CAROLINA Greenville, S. C. 29606  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that J. A. Bolen, as Trustee for James W. Vaughn and J. A. Bolen and College Properties, Inc., trading as Batesville Property Associates, II

in consideration of Forty Two Thousand, Two Hundred Fifty and No/100 (\$42,250.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Patrick M. Watts and Ann Marie Watts, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 106 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated October 3, 1975, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5P at Page 28, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bunker Hill Road, joint front corner of Lots 106 and 107 and running thence with the northwestern side of said road N. 59-27 E. 39.8 feet to an iron pin; thence continuing with said road in a northeasterly direction, an arc distance of 55.01 feet to an iron pin, joint front corner of Lots 105 and 106; thence continuing with the joint line of said lots N. 35-56 W. 144.35 to an iron pin in the rear line of Lot 100; thence with the rear line of said lot S. 55-30 W. 50 feet to an iron pin at the corner of Lot 99; thence with the rear line of Lot 99 S. 62-30 E. 35 feet to an iron pin, joint rear corner of Lots 106 and 107; thence with the joint line of said lots S. 31-59 E. 143.68 feet to the BEGINNING corner.

This being a portion of the same property conveyed to the Grantors by deed recorded in the RMC Office for Greenville County in Deed Book 1049, at Page 411 on January 10, 1977.

-195-5344-1-106

This conveyance is made subject to restrictions and covenants affecting this subdivision which are recorded in the RMC Office for Greenville County in Deed Volume 1026 at Page 590 and in Deed Vol. 1039 at Page 311. The conveyance is also subject to easements and rights of way of record as shown on the recorded plat or as appearing on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 13<sup>th</sup> day of April 19 77

SIGNED, sealed and delivered in the presence of:

*Deanna L. Bolen*  
*Merba D. Kead*

J. A. Bolen as Trustee for James W. Vaughn and J. A. Bolen (SEAL)  
COLLEGE PROPERTIES, INC. (SEAL)  
BY: *Earle, Bozeman & Grayson* (SEAL)  
AND: *Patrick M. Watts* (SEAL)  
TRADING AS BATESVILLE PROPERTY ASSOCIATES II

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

ASSOCIATES II

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13<sup>th</sup> day of April 19 77

*Merba D. Kead* (SEAL)  
Notary Public for South Carolina

*Deanna L. Bolen*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify, and on whom in any concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s) heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of April 19 77.

(SEAL)  
Notary Public for South Carolina.

GREENVILLE COUNTY DOCUMENTARY TAX  
46.75

RECORDED this APR 14 1977 at 12:10 P. M., No. 27150

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